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*Town Supervisor*

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*Director of Planning*

**TOWN OF BETHLEHEM**  
*Albany County - New York*  
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**Town of Bethlehem Development Planning Committee (DPC) Agenda**  
**Thursday, December 20, 2018**  
**10:00 AM**  
**Bethlehem Town Hall, Room 101**

**Town Attendees:**

**Rob Leslie, Director of Economic Development & Planning**  
**Paul Penman, Town Engineer**  
**Matt Hoffman, DPW, Engineer**  
**George Kansas, Commissioner DPW**  
**Kevin Perazzelli, Assistant Engineer**  
**Elizabeth Staubach, Senior Planner, DPC Coordinator**  
**Leslie Lombardo, Senior Planner**  
**Nate Owens, Senior Planner**  
**Mark Platel, Assistant Building Inspector**  
**David Rice, Assistant Building Inspector**  
**Howard Hyer, Director of Field Operations, DPW**  
**Joe Cleveland, Engineering**  
**Kathleen Reid, Zoning Board Secretary**  
**Deborah Kitchen, Planning Board Secretary**  
**John Smolinsky, Planning Board Chair**  
**Tom Connolly, Town IDA**

Rob Leslie welcomed attendees to the meeting. He stated the Development Planning Committee (DPC) consists of representatives of the various town departments that are involved in facilitating or servicing development projects in town. The DPC holds regularly scheduled monthly meetings during which prospective developers can present development concepts and receive feedback from the town on a host of development related issues. Comments provided at the meeting are non-binding; however, the applicant should expect to see similar comments once a formal application is submitted to the Planning Board.

**1. Applicant: Diversified Automotive—Truck Repair Facility**

Tax map #: 120-5-23.14

The project, located on Creble Road in Selkirk, proposes the construction of a truck repair facility for Diversified Auto, Inc. The facility will include a 2-story pre-engineered metal building and onsite passenger vehicle and truck parking. The 35,000 sf building will include 7 interior truck maintenance bays, 1 truck wash bay, 17 bedrooms for overnight accommodations, office space and 2 exterior covered fuel bays. The project is in the Selkirk Fire District, Rural Light Industrial (RLI) zone, and is in the Ravena-Coeymans-Selkirk School District.

**Representatives:****Dave Ingalls, P.E., Ingalls and Associates****Mike Morelli, Diversified Automotive****Dennis Corrigan, Diversified Automotive**

The Applicant is proposing to construct a 35,000 s.f. building for use as a truck repair facility for a company that is currently occupying space on Speeder Road in Selkirk. The property is 33.6 acres located on the south side of Creble Road adjacent to the east side of South Albany Airport, approximately 350' east of Old School Road. The project will be accessed by two driveways points to Creble Road/CR 52. The eastern driveway will be the entrance drive and the western driveway will be the exit point. The building will include 7 interior truck maintenance bays, a truck wash bay, 17 bedrooms for overnight truck driver accommodations, office space and 2 exterior covered fuel bays. The need for sleeping quarters on site is for drivers who need to meet federal requirements for driver safety, but yet trucks such as an 80' car carrier can't fit into hotel parking lots in order for a driver to sleep over. The company, Diversified Auto is currently located on Speeder Road in Selkirk with an office and fuel available for trucks. The facility will be used by them, it is not a truck stop.

The property is currently a mix of open field and woods with steep slopes on the eastern side down to a creek. Surrounding land uses include the South Albany Airport, residential lots to the west, north and east along Creble Road, and vacant lands. The property is zoned Rural Light Industrial (RLI). A SWPPP will be required. The stormwater management design will use a combination of standard and green infrastructure practices. A stormwater management area is proposed at the rear of the site in the southeast corner and a second area is adjacent to the eastern property line on the north end of the site. There is available public water service on Creble Road that will be used for the site. Sanitary sewer will be provided through an on-site septic system.

The site plan shows earthen berms with evergreens to be constructed along the entire northern property line to screen Creble Road and properties to the north from the proposed building and parking areas.

**Staff made the following comments, posed questions and requested the applicant provide the following information with an application:**

- show angle of repose in different sections along steep slope
- provide information on where trucks are going and coming from compared to Speeder Road site. Want to know where traffic is coming from and going too in relation to this site. Use your logs to provide a trip generation summary; want to know about traffic patterns and how they will change in this area.
- wash bay should be closed system and oil and water separators should not connected to septic, have separate system to handle waste water.
- note of recent grading permit, Dave Ingalls clarified purpose is so they can put fill for septic on site and go through freeze/thaw, prior to construction.
- Question about lighting and noise, what will the impact be? Answer was security lighting only, they will not light up the entire property, some trucks will come in at night.
- The applicant offered the information that the property owner to the west side of the site has an easement, it covers the westerly drive.

- What will be the water usage? Answer was 2,000 gallons daily. What is the water service size? A hot box will be needed. A sprinkler system will be needed.
- Questions about parking on the west side that is shown and an island that is shown differently between drawing of site and site plan.
- Will bio filtration be used as a stormwater practice?
- Keep amount of curbing as little as possible on site, want to allow stormwater to sheet flow for drainage
- foundation considering loads? A geotech study will be done, borings will be done.
- Retain trees on the west property line to airport. Applicant answered that airport wanted to have them removed.
- Any ideas on expansion to the rear of the property in the future? Answer was that it would take them a long time into the future before they would be ready to expand if they did at all.
- Get feedback from Albany County DPW on the proposed curb cuts to Creble Road/CR 52 in case they have any suggestions for specific location.

## **2. Applicant: 28 Chamberlain Street-Self Storage Facility**

Tax map #: 87.03-1-23 and 87.03-1-24

The project, located on Chamberlain Street just off 9W, proposes the development of an 80,240 sf, four story, self-storage building. In addition there will be 14 parking spaces and 18 boat and RV storage spaces. The project is in the Elsmere Fire District, Rural Light Industrial (RLI) zone, in the water and sewer districts, and in the Bethlehem Central School District.

### **Representatives:**

**Andrew Karl, P.E., VHB Engineering**

Mr Karl gave an overview of the project. The project is located on the west side of Chamberlain Street (a dead end street) in Glenmont. Plank Road runs behind the site (to the northwest) and the northbound lanes for Route 9W are to the west. The property is 2.8 acres but is divided by Route 9W with a piece of the property across Route 9W to the northwest, next to Geist Auto Repair. The smaller part of the lot along Chamberlain Street will be merged with another larger lot adjacent to it along Chamberlain Street under the same ownership. The building is proposed to be a 4 story self storage facility with 500-600 units inside, 10-15 units outside. The building meets the setbacks for the district. The parking proposed is based on .2 spaces per unit, which is what research of other self-storage facilities has shown to be adequate. There will be parking for RVs and boats outside. A landscape buffer is shown to Route 9W. It will be a fenced site. There will be two driveways to the site, keyed and gated entries. The stormwater management practice proposed for the site is porous pavement. The ITE manual used for traffic assessment of trips generated by use shows .02 trips per unit, 12 trips during the peak pm hour. Wetlands on the site will need to be verified. There is an existing residential home located on the north side of the property.

### **Staff made the following comments, posed questions and requested the applicant provided the following information with an application:**

- The question of compatibility with the surrounding neighborhood properties was emphasized. A nearby office building is 2.5 stories, so a 2 story self storage building would be more compatible. The bulk of the building needs to be considered in the context of surrounding buildings.
- Show the elevation difference with surrounding properties and streets.

- A statement of compatibility, a visual study will be needed along with elevation drawings of the proposed building.
- Visibility of outdoor storage is a concern so it should be screened.
- Change the label of the front yard where shown as backyard
- Will fill be brought to the site? There will be a problem with infiltration without fill/better soil brought in.
- Curbing, sheet flow, drainage needs to be looked at. Look at Rt 9W/state drainage on ROW may be an issue to deal with.
- What type of signage is proposed? Answer was free standing sign on Rt 9W side.
- Traffic flow on Chamberlain Street question- right only turn so since trailers may be using site look at safety of making the maneuver.
- Look into shared access through adjacent property to Plank Road so can get rid of one, especially since same owner.

**Next set of plans submitted need to address the issues raised in this meeting.**

### **3. Applicant: South Albany Airport-New T. Hanger Building**

Tax map #: 120.00-05-020

The project, located at 6 Old School Road Selkirk, proposes the construction of a new T. Hangar Building for aircraft storage and associated asphalt taxi lanes for access. The project is in the Selkirk Fire District, Rural Light Industrial (RLI) zone, and is in the Ravena-Coeymans-Selkirk School District.

#### **Representatives:**

**Ted and Kathy Zabinski, South Albany Airport**

**Matt Nissen, Passero Associates**

The representatives gave a brief description. The airport is located in the southeast corner of Creble Road and Old School Road in Selkirk. It has been in operation since 1946 and registered with the FAA since 1949. There are small, single engine and a couple of twin engine planes and the Life Med helicopter operating out of the airport. There is no control tower. There is an 8-10 unit storage hanger with maintenance on site. The airport has a grant from the NYS DOT to do the work proposed for a new hanger. The proposal includes a sheet metal building, T hangers and a maintenance bay for annual inspections, light work, no painting or heavy maintenance. They need taxi ways to the building to get planes in and out. It will be located behind an existing building on the western side of the property, south of the existing fuel area.

#### **Staff made the following comments, posed questions and requested the applicant provide the following information with an application:**

-Staff noted that a setback to the residential use adjacent to the area was needed, the airport got a variance from this to add pavement in the past, have to go back to the ZBA since a building is now proposed, not pavement.

-applicant noted that the grant program has certain complications, they have to show certain things but they don't have the money to pay for it because of steel costs are high, so they probably won't pave the area. They noted that the new buildings will buffer the neighbors to traffic on the runway. Planes will back into the hangers, they are there now, but not protected, just tied down.

-The question of how stormwater will be handled was asked, note the greater common plan of development applies here. May need a basic SWPPP, all depends on what the airport does and if redevelopment versus new development requirements will apply, depending on impervious surface proposing.

-if building is greater than 12,000 s.f., the fire code for sprinklers will apply

-oil/water separators not needed, but still show building

-do the paperwork for the ZBA application before the Planning Board application

-applicant noted that DV21 DOT needs SEQR sign off related to their grant, so when Planning Board finished with SEQR they will need it to sign off on DOT paperwork for grant.

**Next set of plans submitted need to address the issues raised in this meeting.**